

3060

SOUTH 61ST STREET
PHILADELPHIA, PA

±282,255 SF

AVAILABLE FOR LEASE

Jonas Skovdal
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CBRE Investment Management

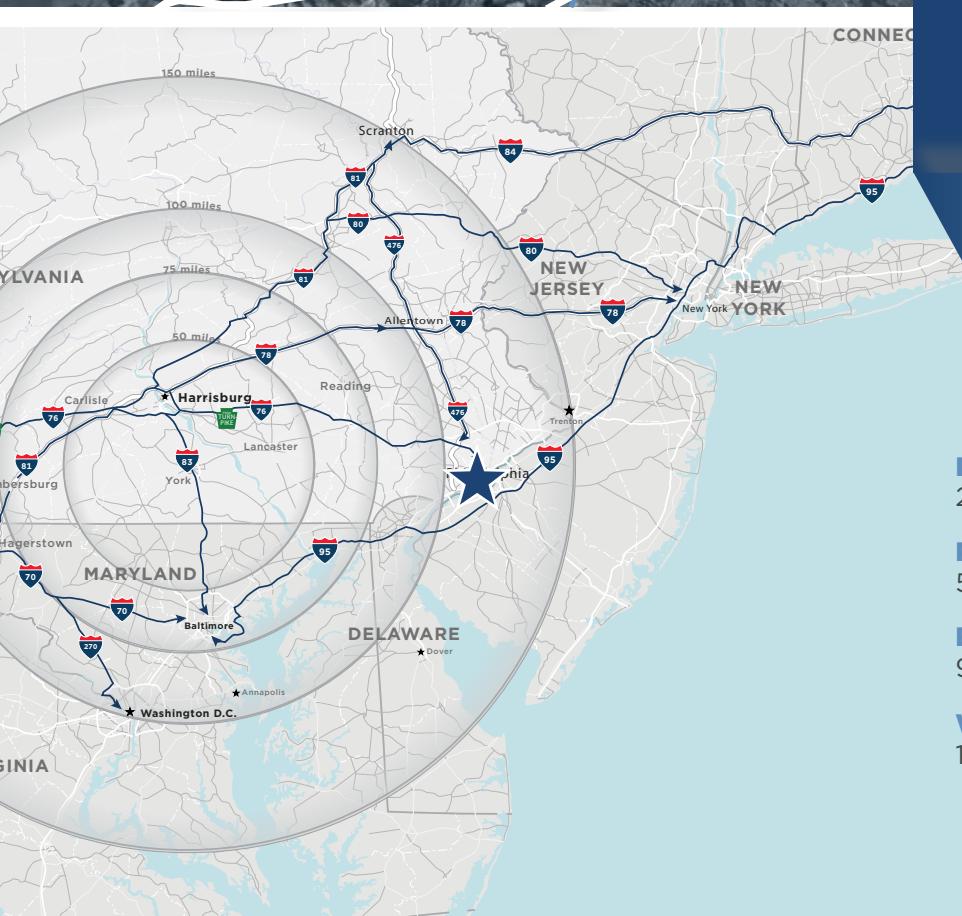
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DH PROPERTY HOLDINGS

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BINSWANGER

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LOCATION



DRIVE TIMES

I-76
2 MILES

PHILADELPHIA, PA
5 MILES

BALTIMORE, MD
94 MILES

WASHINGTON, D.C.
132 MILES

I-95
3 MILES

NEW YORK, NY
100 MILES

HARRISBURG, PA
110 MILES

BOSTON, MA
313 MILES

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off of Exit 347B of I-76 and Exit 13 of I-95 in Philadelphia, PA



PROXIMITY to FedEx, UPS, intermodal terminals, and Philadelphia International Airport.

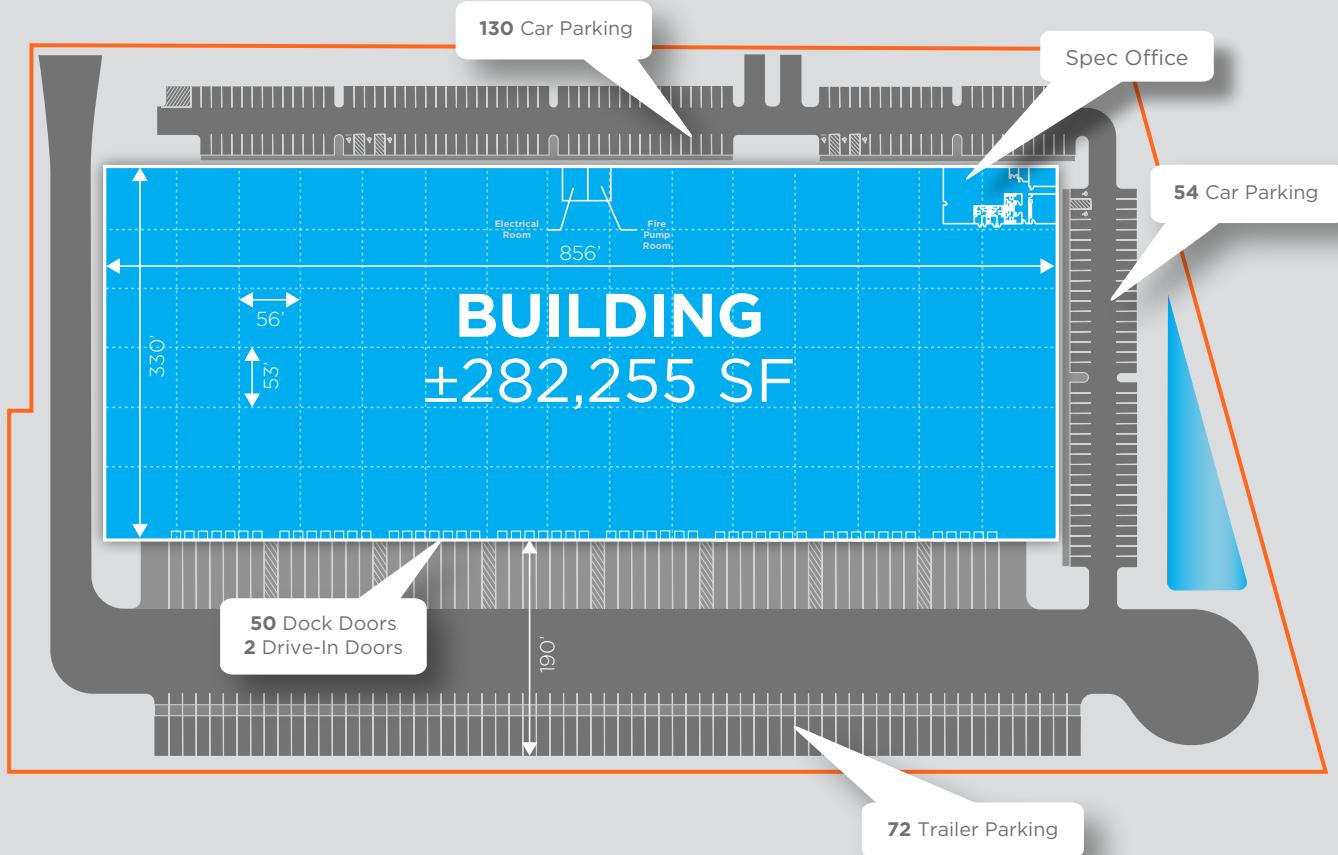


STATE-OF-THE-ART distribution center built to the highest industrial standards with LEED Gold Certification.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



± 282,255 SQUARE FEET

50 DOCK DOORS

184 AUTO SPACES

72 TRAILER STALLS

AVAILABLE SF	± 282,255 SF
DIMENSIONS	330' x 856'
COLUMN SPACING	53' x 56'
OFFICE AREA	± 5,095 SF
CLEAR HEIGHT	40'
FLOORS	8" Reinforced Concrete
ROOF	60 MIL. TPO

TRUCK COURT	190'
TRAILER PARKING	72 Stalls
AUTO PARKING	184 Spaces
DOCK DOORS	50 Dock Doors
DRIVE-IN DOORS	2 Drive-Ins (12' W x 16' H)
POWER	3,000 amps, 277/480v, 3-phase
SPRINKLER	ESFR

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